



FORMER APLINE SITE STATION ROAD KINGS LANGLEY

WD24 8LF

bf
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Prominent Residential Led Development with Planning - For Sale

Reduced Pricing

FORMER APLINE SITE KINGS LANGLEY

WD4 8LF

Residential Led Development
FOR SALE

KEY DETAILS

- Situated adjacent to Kings Langley train station
- Prominently located on Station Road
- Planning consent for 244 sqm of retail space and 36 residential apartments
- Cleared site of approximately 0.470 acres (0.190 hectares)
- Diverse housing market
- Good transport links

SITUATION

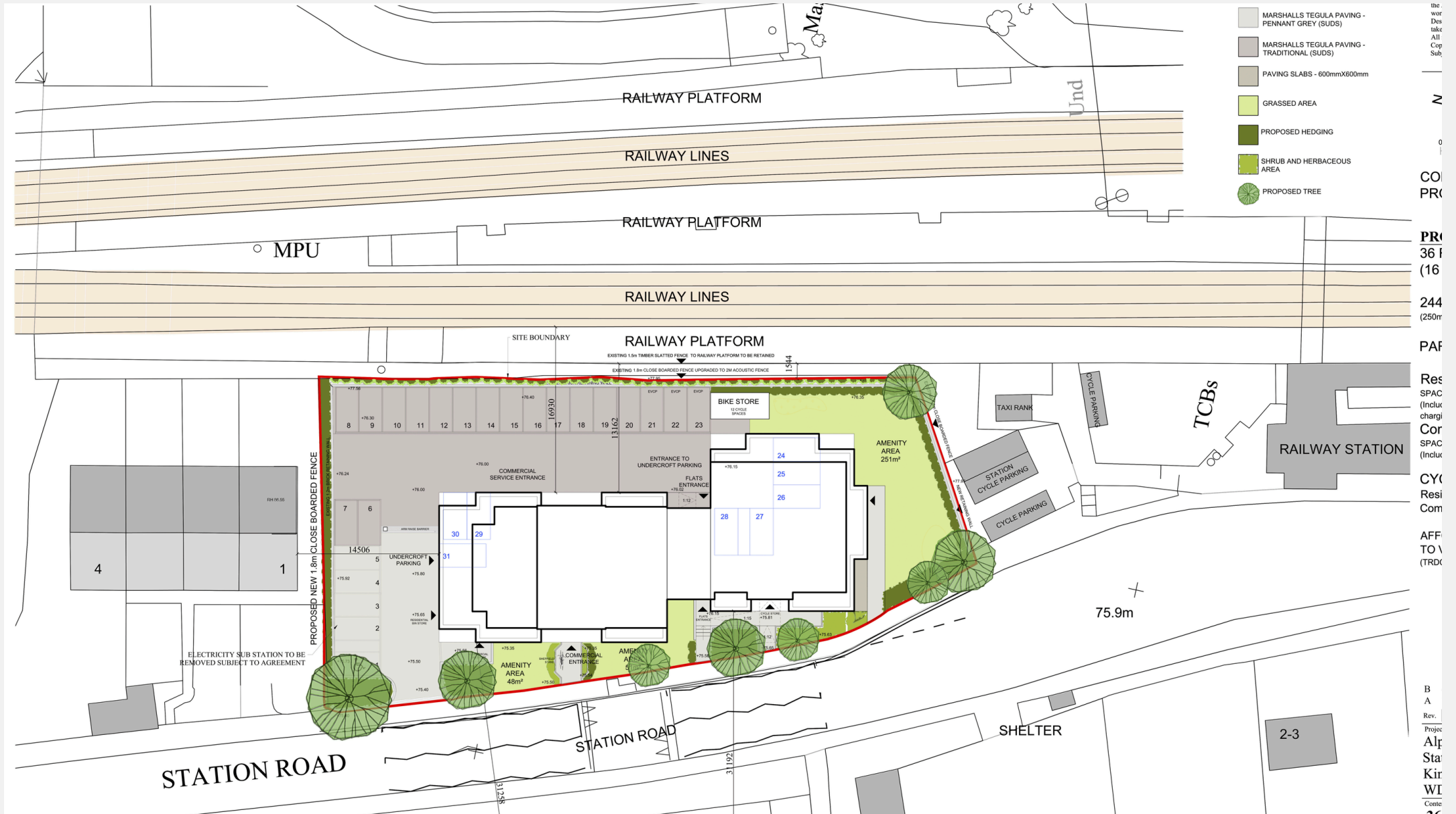
This site, located immediately next to Kings Langley Station, presents an opportunity for residential development. With direct rail links to London and easy access to local amenities, the location is well-positioned to cater to the demand for high-quality, well-connected development.

The surrounding area offers a mix of established infrastructure, green spaces, and a growing residential and business community.



For illustration only, site boundaries indicative

SITE PLAN



For illustration only, not to scale

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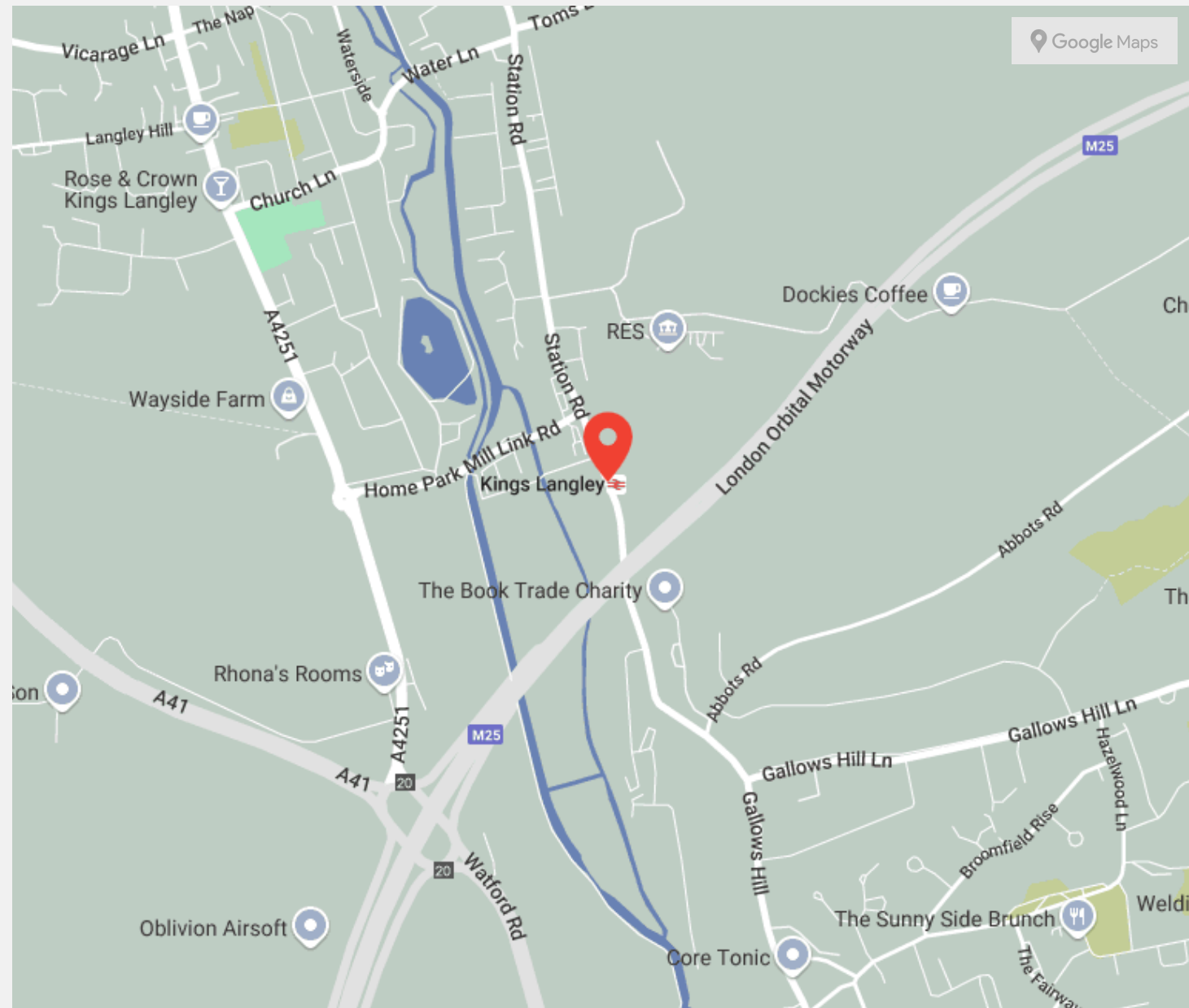
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LOCATION

Kings Langley is a well-connected village located in Hertfordshire, just 24 miles north of Central London. Situated along the A41, it offers excellent transport links, including direct access to London Euston via Kings Langley Station, making it an attractive location for commuters. In addition to its rail connections, Kings Langley is conveniently close to major road networks, including the M25 and M1 motorways, providing easy access to surrounding towns and the wider region.

The local demographic is primarily made up of families and professionals, drawn to the area's peaceful, semi-rural environment while benefiting from strong transport links to the capital. Kings Langley offers a range of local amenities, including reputable schools, parks, and shops, attracting residents who value a balanced lifestyle. The village has a diverse housing market, from period properties to modern developments, supporting a broad range of residents, with a mix of long-term homeowners and newcomers seeking a quieter, yet well-connected place to live.



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PUBLIC TRANSPORT

- 🏠 M25 (J20) - 3 mins (0.7 miles)
- 🏠 M1 (J6a) 0 5 mins (3.5 miles)
- 🏠 M40 (J1a) - 13 min (12 miles)
- 🏠 North Circular (A406) 21 miles (18 miles)
- 🚉 Watford Junction - 4 mins
- 🚉 Harrow & Wealdstone - 13 mins
- 🚉 London Euston - 27 mins
- 🚉 Milton Keynes – 40 mins

NEARBY TOWNS

- 🏠 Watford - 4.5 miles
- 🏠 Hemel Hempstead - 3.8 miles
- 🏠 Rickmansworth - 7 miles
- 🏠 St Albans - 7.1 miles



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DESCRIPTION

The site comprises land of approximately 0.470 acres (0.190 hectares). It formerly consisted of an industrial unit with ancillary offices, headquarters for Alpine Press (a Printing Services company), and was demolished in 2022. The site directly abuts the trainline to the rear with Kings Langley station due south and residential to the north.

PLANNING

The site has recently secured a planning consent – application ref 22/2025/FUL and 23/0046/REF (Three Rivers District Council) – for construction of mixed use scheme comprising 244 sqm of retail space and 36 residential apartments over six storeys.



PROPOSED SOUTH WEST ELEVATION

STATION ROAD

SITE BOUNDARY

DATUM 70.00

MATERIALS:

WALLS:

RED STOCK BRICK

GREY STOCK BRICK

3 COURSE RED BRICK TO 1
GREY CONTRAST BAND

ROOF:
HIGH PERFORMANCE ROOFING
SYSTEM - LIGHT GREY

WINDOWS:
TIMBER/METAL COMPOSITE
VELFAC OR SIMILAR

DOORS:
ALUMINUM COMPOSITE

BOUNDARY TREATMENT:
BRICK RETAINING WALLS
2M HIGH ACOUSTIC FENCING



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TERMS

Seeking unconditional offers in excess of £2.9 million. There is a strong preference to receive offers unconditional on planning – or any variation to the current consent.

DATA ROOM

Further information and access to a data room can be provided upon request.

VAT

The position of VAT is currently under review. Further details available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

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